

**MINUTES OF LAYTON CITY
COUNCIL STRATEGIC PLANNING
WORK MEETING**

MAY 28, 2015; 5:04 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, SCOTT FREITAG AND JOY PETRO**

ABSENT:

JORY FRANCIS

STAFF PRESENT:

**ALEX JENSEN, BILL WRIGHT, PETER MATSON,
SCOTT CARTER, JAMES (WOODY) WOODRUFF,
TERRY COBURN, STEVE JACKSON AND
THIEDA WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting.

ITEMS FOR DISCUSSION:

DISCUSSION REGARDING MASTER TRANSPORTATION PLAN

Mayor Stevenson indicated that UDOT wanted a decision on the location of the interchange for the West Davis Corridor.

Councilmember Petro asked if there was additional information in order to make a decision.

Alex Jensen, City Manager, said UDOT hadn't received a decision from the Army Corp of Engineers, but they wanted everything put to bed on their end so that when the Corp made their decision they would be ready to move.

Mayor Stevenson said a decision didn't have to be made tonight.

Alex said Staff had traffic information to present and asked if there was anything else Staff could provide to help Council make a decision.

Councilmember Day asked about the information the Council had received in the UDOT model.

James "Woody" Woodruff, City Engineer, said the traffic data was from the Wasatch Front Regional Council. He said the City's counts were updated information and had been done more recently than the Wasatch Front Regional Council numbers.

Alex said UDOT had indicated that the impacts on 2200 West would be more than on 2700 West, and the updated City numbers showed the same trends. He said both sets of numbers were telling the same story.

Councilmember Petro asked if there was another option; if 2700 West was selected, instead of the road bending to the right to a more easterly alignment, could it go to the west a little and miss all the homes in that area.

Councilmember Freitag arrived at 5:10 p.m.

Councilmember Day said he had been asked if it couldn't be at a different location than 2200 West or 2700 West.

Alex asked, as the Council spoke to residents about the interchange, did the people understand that the road north of Hill Field Road would be a much narrower road through the subdivisions.

Councilmember Day said people that lived on 2200 West were looking at any other alternative.

Woody displayed a map and explained the difficulty in dealing with the power line and alignment of the street at 2700 West. He explained new subdivisions that were already approved in the area that would impact the alignment. Woody explained that the subdivision roads could be narrowed to slow traffic. He said residents favored the road ending at Hill Field Road and not continuing north through the subdivision, which would disperse traffic east and west on Hill Field Road.

Mayor Stevenson said on 2200 West, most of the impacted houses were north of Hill Field Road, north to Gordon Avenue. He said traffic on that road would increase and asked Woody what roads in the City would have similar traffic.

Woody said the traffic projection for 2200 West would be similar to what Gentile Street was at now. He said 2200 West could be restriped to 3 lanes, but parking would be restricted. Woody said traffic patterns would change with the West Davis Corridor; there would be another intersection further north and west in Syracuse, which would lessen traffic on Layton streets.

Alex said the value of this road was a lot greater than moving traffic; the City would have an opportunity to promote development in certain areas. He mentioned roads that were built 25 years ago that caused development to happen.

Mayor Stevenson asked to see a map of the area of the connection in Kaysville at 200 North and in Syracuse. Discussion suggested that there wasn't a lot of opportunity for commercial development in those areas.

Councilmember Brown said in previous discussions, Staff indicated that there was a lot more opportunity for commercial development at 2700 West than 2200 West.

Bill Wright, Community and Economic Development Director, displayed conceptual drawings of the commercial areas at both locations.

Alex said in discussions with UDOT, their opinion was that the interchange at 2200 West would be pushed to the north, which would lessen the available commercial area.

Council and Staff discussed commercial uses at both locations. They discussed the alignment of the corridor and Layton Parkway. They discussed traffic flow in the area.

Mayor Stevenson mentioned street development in the past and how that had driven commercial development. He said decisions had to be made looking into the future.

Councilmember Petro mentioned preserving agricultural areas; there appeared to be more opportunities to preserve agriculture with the 2700 West alignment.

Councilmember Day mentioned that too much commercial would not thrive or even survive. He mentioned some commercial areas in the City that had struggled.

Mayor Stevenson said the population along the Wasatch Front was going to double; things would change. He said it came down to potential; a lot of this area wouldn't change for a number of years.

Councilmember Brown said you had to plan for the possibility of commercial development.

Alex said the idea was not to focus too much on commercial, but on office space and job creating centers. He said the commercial uses on Marshall Way were not job creating commercial uses; the City was looking for larger job creating companies. Alex said that was why Eastgate was developed.

Councilmember Brown mentioned the exit in Lehi with Thanksgiving Point, Adobe and housing; this was a nice mix. She said something similar could happen here.

Councilmember Day said when he looked at the two options he didn't think there would be a lot of difference in commercial development at either location.

Councilmember Freitag asked which location Councilmember Day preferred.

Councilmember Day said he didn't know.

Councilmember Freitag said they were just going over the same information; what did the Council need to know to make a decision.

Councilmember Petro asked if Councilmember Freitag was ready to make a decision.

Councilmember Freitag said yes.

Mayor Stevenson asked the Council what additional information they would like to see.

Councilmember Day mentioned that he wanted more information about the options on 2200 West and not widening it to the full 100-foot; could five lanes of traffic be accommodated through some other option like restriping, smaller park-strips or smaller sidewalks.

Councilmember Brown said she would rather have her home taken than having a narrower road with the same amount of traffic.

Councilmember Day said he would somewhat agree with Councilmember Brown when it came to the older homes, but not necessarily with new homes.

Woody said they looked at two scenarios on 2200 West up to Hill Field Road; an 88-foot right of way and a 100-foot right of way. He said both scenarios would allow for 5 lanes and the taking of homes was only a difference of 3; 17 homes versus 20 homes.

Councilmember Day said the interchange would take some homes.

Woody said yes; 7 to 10 homes. The widening would take 7 to 10 additional homes.

Mayor Stevenson asked what it would be from Gordon Avenue to Antelope Drive.

Woody said it was 22 homes regardless of the width.

Council and Staff discussed the possibility of going to 3 lanes, similar to Gentile Street, and leaving it at the current width. They discussed the homes that were taken when Gordon Avenue was widened and how that street functioned.

Woody said 2700 West would impact 1 home.

Council and Staff discussed possible traffic flow in the area.

Mayor Stevenson said at some point in the near future a decision would have to be made.

Councilmember Petro said she would like more information about what the overall general plan was for the west Layton area.

Councilmember Freitag said the last update to the West Layton General Plan was done in 2001.

Alex said the last updated Plan didn't include any of these types of uses because the City had never envisioned that there would be an interchange.

Councilmember Petro said she would like to look at that Plan and compare what was planned then versus what they were trying to plan now. She said that would help her understand it better.

Bill displayed a map of planned development in the area, which included commercial nodes.

Council and Staff discussed zoning in the west area of the City.

Peter Matson, City Planner, said the Plan included descriptions of the commercial nodes.

Councilmember Brown asked if Staff could project how many people would live west of Main Street in 2040 and how many would live east of Main Street. She said most of the commercial development in the City was east of Main Street. Where would the people living on the west side of Main Street shop?

Councilmember Petro said if the City didn't have commercial on the west side they would go to neighboring cities to shop.

Council and Staff discussed commercial development in other cities.

Bill said good planning included convenient shopping areas for neighborhoods.

Mayor Stevenson said the proposed junior high and elementary schools would impact development in the area as well. He mentioned development that had happened around Sand Springs Elementary and Ellison Park Elementary.

Councilmember Brown said as the interchange moved forward, whether it was at 2200 West or 2700 West, did the Council need to look at amending the General Plan to protect the area designated for a business park so that it didn't get developed into homes.

Discussion suggested that that should be a consideration.

Mayor Stevenson said the Council would need to make a decision in the next few weeks. He asked Council to let him know if they needed additional information.

DISCUSSION REGARDING TRAILS UPDATE

Mayor Stevenson said they wanted to talk about how to make things start to happen with trails in the City. He said the gas tax would allow for funding of trails.

Scott Carter, Special Projects Manager, said the Transportation Plan and the Parks and Recreation Plan had a trails element. He said Staff was working to combine those efforts.

Scott displayed a map of future trails including a connection from the existing trail at 1450 East Kays Creek Drive that would eventually continue to Golden Avenue and join into Commons Park. He indicated that most of the trail could travel over an existing sewer line easement. Scott provided information about the cost of various sections of the trail. He indicated that Staff had been discussing the possibility of tunneling under Fairfield Road, which could be done when Fairfield road was widened. Scott mentioned the difficulties with property acquisition in some of the areas.

Council and Staff discussed a trail along the canal right of way and problems crossing Hill Field Road by Northridge High School.

Council and Staff discussed the Adams Canyon area. They discussed the Bonneville Shoreline Trail.

Mayor Stevenson said it appeared that the City needed to talk to a couple of families about acquiring some property for a trail.

DISCUSSION REGARDING WATER MASTER PLAN

This item was not discussed.

MISCELLANEOUS:

Mayor Stevenson indicated that there were tickets available for the concert on June 6th. He indicated that the City had some tickets available for all of the concerts if the Council had someone they wanted to give them to. Mayor Stevenson said this was a good opportunity to promote the City.

Councilmember Petro asked about the Sounds of Freedom celebration and the parade.

Mayor Stevenson indicated that the Council had been invited to walk or ride in the parade on June 13th. He said the Parks and Recreation Department could order flags that the Council could pass out for people to wave.

Discussion suggested ordering the flags.

Mayor Stevenson said shirts and hats with the new logo would be available for the July 4th parade.

Mayor Stevenson reported on the recent ICSE Conference that was held in Las Vegas. He said the City made some productive contacts.

Councilmember Freitag asked if anything had happened on the Phillips Street issue since the last Council meeting.

Bill said there was a meeting scheduled next week.

Councilmember Freitag said he had driven through the area and felt that any development in the area would help improve the area.

Woody said the road did need to be overlaid, but it hadn't been done yet due to budget constraints.

Mayor Stevenson mentioned positive feedback relative to the Interfaith Council. He said they had visited with a variety of churches.

Mayor Stevenson mentioned a meeting with the Lt. Governor about a binding election on the fiber optic issue.

Councilmember Freitag asked if a decision had been made on Council compensation versus benefits.

Mayor Stevenson said it was part of the budget process and would take place the first of the year.

Councilmember Petro mentioned the RAMP tax resolution being on the next Council agenda.

The Mayor and Council discussed having Tage Flint present information about Weber Basin and how the City should look at water coming off the mountains and ways to control it.

Councilmember Freitag asked where the IHC process was.

Mayor Stevenson said they would be making an announcement at the Doobie Brother Concert, which they were sponsoring. He said groundbreaking would be in August.

Councilmember Day asked what they were building.

Mayor Stevenson said they would be building a surgical center that could attach to a larger center in the future.

The Mayor and Council discussed the progress of WinCo.

The meeting adjourned at 7:06 p.m.

Thieda Wellman, City Recorder